



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Hutchins Street Square Conference and Performing Arts Center Project Update

MEETING DATE: February 4, 1998

PREPARED BY: Public Works Director and Community Center Director

RECOMMENDED ACTION: Information only.

BACKGROUND INFORMATION: The City Council, at its November 6, 1996 meeting, awarded the contract for the Hutchins Street Square Conference and Performing Arts Center Project to F & H Construction, of Stockton, in the amount of \$8,262,010. At the time of the award, the Council appropriated funding from the \$10 million Certificates of Participation (COP), issued July 22, 1996, and anticipated construction fund interest earnings, for a total project estimated need of \$10,050,000. This included construction contingency moneys of \$948,100, or about 11.5%, and assumed that interest earnings would be approximately \$450,000.

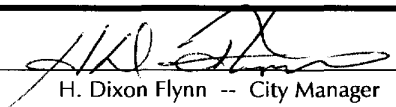
The construction project has gone **extremely** well. F & H Construction has been an excellent contractor, and a true "partnering" relationship exists between them and City staff in keeping the project on schedule and within budget. Thirteen project goals (Exhibit A) were established at the beginning of the project through a partnering session that was attended by all "stakeholders", including City staff, contractor and subcontractors, architects, consultants and engineers. Most, if not all, of these goals will be met or exceeded. A key player for the City is our onsite Construction Manager, Gary Wiman, who oversees the project full time and deserves much of the credit for keeping us on task. The remodel of the existing multipurpose and theater buildings, plus the addition of backstage facilities, rotunda, and connecting galleries, is now almost complete. The contract completion date is March 29, 1998.

Project change orders to date total \$136,525. This is offset, however, by a \$130,794 deduct identified through a value-engineering process done at the outset, where the contractor and subcontractors had an opportunity to suggest more cost-effective ways to accomplish the design intent. The net change order amount to date is just \$5,730. Change orders to the end of the project are expected to cost about \$50,000. The total of all change orders anticipated to project close out is \$55,731, only .67% over the original contract amount. A change order percentage this low (only two-thirds of one percent), especially on a project of this magnitude, is exceptional and deserves recognition.

The architectural firm of Wenell Mattheis Bowe should be recognized for their quick response, attention to details, and overall commitment to the project. The addition of the amphitheater, furniture design and landscaping detail has been added to their project scope.

At the time of the contract award, several portions of the project were deferred or left out to ensure that adequate moneys were available. Now that the end of the work is in sight, we need to move forward with those portions as quickly as possible. Our intent is to issue change orders and utilize

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

F & H Construction and as many subcontractors currently on the job as possible to accomplish these project additions. The Old LUHS Site Foundation has committed to raising significant amounts of money to make many of these needed items happen. The Foundation has raised over \$200,000 for theater seating (fixed and handicapped), has a \$120,000 commitment from F & H Construction to build the porte cochere as a donation, and is actively pursuing gifts from the community to repay the debt service. Other proposed project additions are: theatrical lighting, drapes, orchestra shell, data/communication wiring, security systems, site and building signage, landscaping, amphitheater, furniture, staff office/Fine Arts retrofit, and activity field fencing (for Camp Hutchins). The total estimated dollars needed is approximately \$1 million.

The Finance Director and the City Manager have estimated that the total of both actual and anticipated interest earnings available by the completion of the project will be approximately \$910,000, about \$460,000 more than originally planned. This brings the total available funds to \$10,510,000. The original contract amount of \$8,262,000, plus the anticipated change orders to the end of the project at \$55,731, plus the project additions and professional services fees can be accomplished within the funds available.

The Hutchins Street Square Conference and Performing Arts Center, when completed, will be one of the premier facilities of its type in the area. It is truly a dream about to become reality; a unique partnership between the City and the Foundation. We can all share in this success.

*Wishy*  
*Mattheis*  
FUNDING: From the \$10 million Certificates of Participation (COP), issued July 22, 1996, and anticipated construction fund interest earnings, as approved by the Council on November 6, 1996.

*Richard Ronsko*  
for Jack L. Ronsko  
Public Works Director

*Charlene Lange*  
Charlene Lange  
Community Center Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager

JLR/DJC/CL/lm

Attachment

cc: City Engineer  
Finance Director  
Fleet and Facilities Manager  
Construction Manager  
F & H Construction  
Wenell Mattheis Bowe - Tim Mattheis  
Old LUHS Site Foundation Board

**HUTCHINS STREET SQUARE  
CONFERENCE AND PERFORMING ARTS CENTER  
PROJECT PARTNERING SESSION  
NOVEMBER 13, 1996**

Project Goals

The project stakeholders were asked to develop a list of project goals in which all participants can endorse. The results of this work are listed below:

1. No lost-time accidents.
2. Meeting or bettering all stakeholders' budgets through a commitment to efficiency.
3. Meeting or exceeding the established project schedule.
4. Each project participant will take pride in the work.
5. The project will be completed so as to meet the high public expectation for this project.
6. Commitment to remain friends and respect each other throughout the project.
7. Use this job to create future opportunities.
8. Resolve conflict quickly, without litigation.
9. No back charges and no rejected work.
10. Reasonable and fair treatment in change order negotiation, with a target of 5% to 7% total change orders.
11. All stakeholders agree to attend and participate in the weekly progress meetings.
12. Payments will be made to the General contractor within 10 days of approved progress payments. Subcontractors will be paid within 10 days of receipt of the City payment.
13. All stakeholders commit to be proactive in the problem-solving process.